

# Staff Summary Report



To: Mayor and City Council  
Through: City Manager

Agenda Item Number 18  
Meeting Date: 08/08/02

**SUBJECT:** RIVERSIDE #SBD-2002.53

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8331)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8331)

**BRIEF:** Request by Riverside for an Amended Final Subdivision Plat for one (1) lot at 464 South Farmer Avenue.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Request by **RIVERSIDE** (DJGJ L.L.C., property owner) for an Amended Final Subdivision Plat of a portion of Lots 1-3 of Tract 3 of State Plat 12, located at 464 South Farmer Avenue. The following is requested from the City of Tempe:

#SBD-2002.53 Request for an Amended Final Subdivision Plat for one (1) lot on 1.05 net acres.

**Document Name:** 20020808devsrh03

**Supporting Documents:** Yes

**SUMMARY:** This request is for an Amended Subdivision Plat of an area within Tract 3 of State Plat 12. The owner's intention is to combine four existing parcels into one lot to accommodate the 10,260 square foot office building approved by City Council on April 25, 2002. This re-plat is a condition from that Council approval. The proposed subdivision plat appears to meet the minimum standards required by Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

**RECOMMENDATION:** Staff – Approval  
Public – Not Required

- ATTACHMENTS:**
1. List of Attachments
  2. History & Facts / Description / Comments
  3. Reasons for Approval / Conditions of Approval
- 
- A. Location Map
  - B. Subdivision Plat

**HISTORY & FACTS:**

November 26, 1894.

This residential parcel was part of the original town site.

Between 1938 -1948.

This parcel was changed from residential to multi-family. Specific date, unknown.

April 12, 2000.

The Rio Salado Advisory Committee discussed the Riverside Mixed Use Project. They expressed concern of the following: lack of adequate on-site parking, lack of usable open space and landscaping on the site, lack of amenities or outdoor break areas for employees, and concern for the architectural character which does not relate to the adjacent residential neighborhood.

May 17, 2000.

Design Review approved the site layout, elevations, floor plans, landscape design, and building.

June 15, 2000.

City Council approved a General Plan Amendment to change the designation on the Projected Land Use Map of General Plan 2020 from Residential > than 8 du/acre to Mixed Use, a zoning change from R-3 to MG, and a Preliminary Planned Area Development at 464 South Farmer Avenue. This approval included two use permits and nine variances.

October 5, 2000.

Council approved the Final Planned Area Development (PAD) for Phase 1b the Riverside Mixed Use Building consisting of 38,655 square feet of building area on 2.04 net acres located at 464 South Farmer Avenue.

April 3, 2002.

Design Review Board approved building elevations, site plan and landscape plan for a 10,260 s.f. office building located at 464 South Farmer Avenue.

April 25, 2002.

City Council approved the request for a Preliminary and Final Planned Area Development (PAD) for a 10,260 s.f. office building, including 8 variances on 1.05 net acres located at 464 South Farmer Avenue.

**DESCRIPTION:**

Owner - DJGJ L.L.C.

Applicant – Brady Aulerich & Associates, Inc., Joseph Brahm

Engineer – Brady Aulerich & Associates, Inc., Joseph Brahm

Existing zoning – MG

Total site area – 1.05 acres

Number of lots proposed – 1 lot

**COMMENTS:**

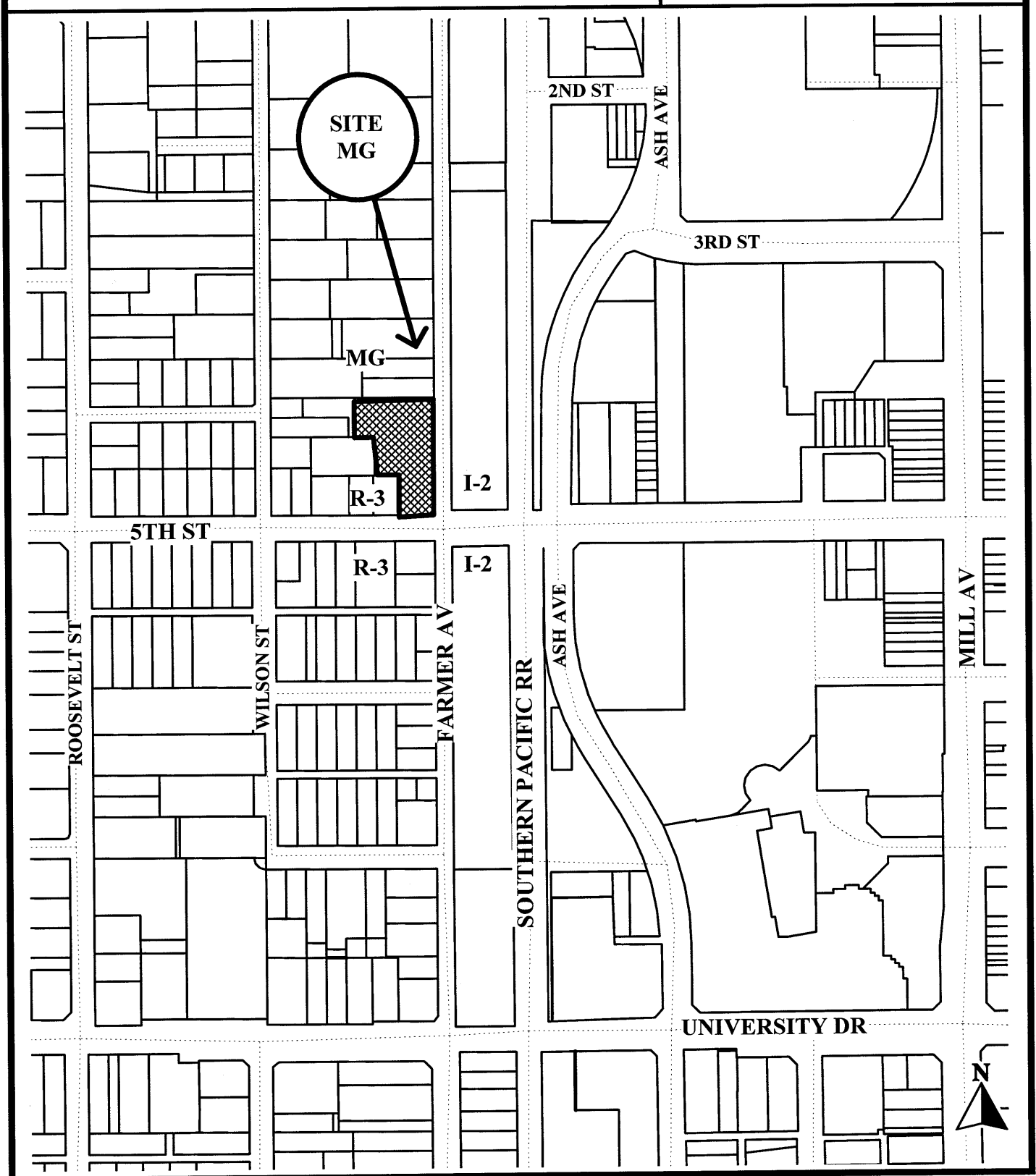
This request is for an Amended Subdivision Plat of an area within Tract 3 of State Plat 12. The owner's intention is to combine four existing parcels into one lot to accommodate the 10,260 square feet office building approved by city Council on April 25, 2002. This re-plat is a condition from that Council approval. The proposed subdivision plat appears to meet the minimum standards required by Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

**REASON(S) FOR  
APPROVAL:**

1. The Subdivision Plat appears to conform with Subdivision Ordinance No. 99.21

**CONDITION(S)  
OF APPROVAL:**

1.
  - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains.
    - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
  - a. All street dedications shall be made **on or before February 8, 2002.**
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before August 8, 2003.** Failure to record the plan within one year of Council approval shall make the plan null and void.

**RIVERSIDE**
**SBD-2002.53**

**Location Map**

# RIVERSIDE FINAL PLAT

A RESUBDIVISION OF A PORTION OF LOTS 1 THROUGH 3 OF TRACT NO. 3 OF STATE  
PLAT NO. 12 AMENDED, RECORDED IN BOOK 69 OF MAPS, PAGE 38,  
MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHEAST QUARTER  
OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA

## DEDICATION:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT DGLI LLC, A LIMITED LIABILITY COMPANY, AS OWNER HAS CAUSED  
TO BE PLATED UNDER THE NAME OF RIVERSIDE, A RESUBDIVISION OF A  
PORTION OF LOTS 1-3 OF TRACT 3 OF STATE PLAT 12 AMENDED, A  
SUBDIVISION RECORDED IN BOOK 69 OF MAPS, PAGE 38, MARICOPA COUNTY  
RECORDS, MARICOPA COUNTY, ARIZONA, SHOWN PLATED HEREON AND  
HEREBY PURCHASES THIS PLAT AS AND FOR THE PURPOSES OF THE  
SUBDIVISION, AND HEREBY DEDICATES TO THE PUBLIC THE  
EASEMENTS OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT  
EACH SHALL BE KNOWN BY THE NUMBER OR NAME OR LETTER THAT IS GIVEN  
EACH RESPECTIVELY ON SAID PLAT; AND THAT DGLI LLC, A LIMITED  
LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE PUBLIC THE  
EASEMENTS FOR THE USES SHOWN HEREON.

IN WITNESS WHEREOF:

DGLI LLC, A LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO  
CAUSED ITS NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE  
SIGNATURE OF THE UNDERSIGNED OFFICER(S) HEREUNTO DULY AUTHORIZED  
SO TO DO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

DGLI LLC, A LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

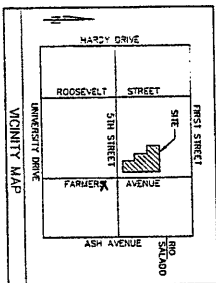
## ACKNOWLEDGMENT:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, BEFORE ME THE  
UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_, WHO  
ACKNOWLEDGED HIMSELF/HERSELF TO BE  
DGLI LLC, A LIMITED LIABILITY COMPANY, AND THAT HE/SHE BEING  
AUTHORIZED TO DO SO HAS EXECUTED THE FOREGOING INSTRUMENT IN THE  
CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.  
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



## BASIS OF BEARING:

THE MONUMENT LINE ON FIFTH STREET FROM ROOSEVELT STREET TO FARMER  
AVENUE SHOWN ON THE SUBDIVISION PLAT OF SALE PLAT NO. 12,  
RECORDED IN BOOK 69 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS,  
SAND BEARING = NORTH 90° 00' 00" EAST

## FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN  
ZONE "SHADED X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE  
MAP, MAP NUMBER 04013C 2165 F, DATED SEPTEMBER 30, 1995, ZONE AS  
"SHADED X" IS DESIGNATED AS BEING AREAS OF 500-1000 YEARS OF  
OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF 1-3 FEET. AREAS WITH  
DRAINAGE AREAS LESS THAN 500 ACRES AND AREAS PROTECTED BY  
LEVEES FROM 100-YEAR FLOOD AND AREAS DETERMINED BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

## ASSURED WATER SUPPLY:

THAT RIVERSIDE, SHOWN PLATED HEREON, IS WITHIN AN AREA  
DESIGNATED AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO A.R.S.  
45-576, SUBSECTION E.

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND PLATTING OF THE PREMISES  
DISCLOSED AND SHOWN HEREON WERE MADE UNDER MY DIRECTION DURING  
THE MONTH OF OCTOBER 1999, THAT THE PLAT IS CORRECT AND ACCURATE  
THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED  
AS DESCRIBED.

JOSEPH A. BRADY  
R.S. #2619  
DATE 07/12/02

<b>PA</b>	
DATE 06-10-02	DRAWN BY: DGLI LLC, C/O ARCHITECTON
SCALE: 1"=20'	CHECKED BY: JAB
BRADY, ANDERSON & ASSOCIATES, INC. CIVIL ENGINEERS - LAND SURVEYORS 1000 N. CENTRAL AVENUE, SUITE 100 TAMPA, FLORIDA 33604 PHONE (813) 251-0000 FAX (813) 251-0001 CONSULTING ENGINEER L. ANDERSON P.E.	

SEP. 2002.53  
PRELIMINARY

HARDY DRIVE

1ST

STREET

AVENUE

FARMERS

STREET

5TH

6TH

7TH

CENTER OF SECTION 16, T-1N, R-4E  
FROM BRASS CAP TUSI WITH PAYMENT  
E-289371.80

APN 124-32-048A

LOT 3  
APN 124-32-048A

LOT 2  
APN 124-32-0418

LOT 1  
APN 124-32-040F

LOT 4  
APN 124-32-038

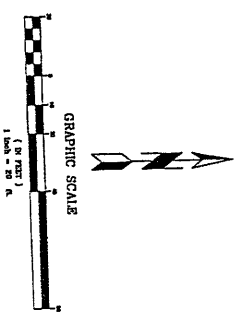
LOT 1  
AGE-45.8/8 SQ FT  
OR 1.0532 ACRES

5.00' EXISTENT FOR EIMER  
AND DRAINAGE RECORD IN  
BOOKET 587, PAGE 39, A.C.R.

EAST 1/4 CORNER SECTION 16,  
T-1N, R-4E, AND RAIL IN CENTER  
OF SECTION PACIFIC TRACKS  
E-292803.10

A RESUBDIVISION OF A PORTION OF LOTS 1 THROUGH 3 OF TRACT NO. 3 OF STATE  
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OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA

# RIVERSIDE FINAL PLAT



LEGEND
RECORDED
MEASURED
SUBDIVISION AND LOT CORNER
SECTION CORNER
BRASS CAP
MARICOPA COUNTY RECORDS
CITY OF TULSA, OKLAHOMA SYSTEM

EAST LINE SOUTHEAST 1/4  
OF SOUTHERN PACIFIC RAILROAD  
MAIN LINE TRACK

N-281121.34  
E-280850.00  
S-280850.00  
W-280850.00  
FOUR CORNER SPRING E OF SOUTHERN  
PACIFIC RAILROAD

PRELIMINARY

UNIVERSITY DRIVE

SHEET 2 OF 2



BA

BRADY-ALLERCH & ASSOCIATES, INC.  
ONE UNIVERSITY DRIVE  
TULSA, OKLAHOMA 74104  
Phone (918) 759-4000  
FAX (918) 759-4001  
E-MAIL: BRADY@BA-OK.COM  
WWW.BA-OK.COM  
DATE: 06-18-07  
SCALE: 1" = 20'  
DRAWN BY: JAM  
CHECKED BY: JAM  
JOB NO: 008617